

FAIRWAY HOMES

TRACT MAP NO. 36-165C

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOT LINE ADJUSTMENT PARCEL 2 AS PER MAP RECORDED IN BOOK 2 OF RECORD OF SURVEY MAPS AT PAGE 141 AND LOT LINE ADJUSTMENT 92-4 RECORDED IN VOL 639 AT PAGE 294 OF THE OFFICIAL RECORDS OF MONO COUNTY, IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED WITHIN LOT 7 OF TRACT MAP NO. 36-166 AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 21-21D IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED IN THE S.E. 1/4 OF SECTION 3, T.4S., R.27E., M.D.B.&M, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA.

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this final map. We also reserve to ourselves, our heirs, and assigns, certain private drainage easements for the use and benefit of the present and future owners of the lots affected by such easements as so delineated on this map.

As Owner:
Dempsey Construction Corporation, a California Corporation

Thomas J. Dempsey
Thomas J. Dempsey,
President

Jay C. Bretton
Jay C. Bretton,
Secretary

Filed this 17th day of May, 1994, at 12:08
p.m., in book 10 of tract maps at page 23 thru 33 at
the request of Dempsey Construction Corporation.

Instrument no. #2552
Fee \$7.50

Renn Nolan
Mono County Recorder

Vera M. Mills
Deputy County Recorder

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision or any part thereof, for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$3309.77 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley Cranney
Tax Collector

BY: Shirley Cranney
Deputy Tax Collector

Date: May 17, 1994

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or the conditionally approved tentative map. Therefore, in accordance with the provisions of the Mammoth Lakes code section 17.20.170, this map is hereby approved: Said approval having been ratified by the Mammoth Lakes Planning Commission on: May 5, 1994

May 5, 1994
Date

Randy G. Mellinger
Randy Mellinger, Mammoth Lakes Planning
Director

This final map was examined by me and the subdivision as shown is substantially the same as it appears on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with. I hereby state that this map is technically correct.

Mammoth Lakes City Engineer:

May 5, 1994
Date

Robert A. Warren
Robert A. Warren R.C.E. 29814
Lic. exp. 3/31/95

I hereby certify that the Mammoth Lakes Town Council at a regular meeting thereof, held on the 4th day of May, 1994, by an order duly passed and entered, did approve Final Tract Map No. 36-165C.

May 5, 1994
Date

Quinta Hall
Clerk to The Mammoth Lakes
Town Council

I hereby certify that this subdivision is approved by the Mono County Health Officer.

May 6, 1994
Date

Lowell L. Langer
Mono County Health Officer

A soils and geological investigation was prepared for the Snowcreek project by J.H. Kleinfelder and Associates on the 26th day of April, 1989, under the signatures of Brian O'Neil and Chris D. Spandau, civil engineers, and is filed in the office of the Mammoth Lakes Building Department.

The declaration of covenants, conditions, restrictions and reservations is recorded in book 567 page 122 and its modification recorded in book 613 page 322 of the official records of Mono County on file in the office of the Mono County Recorder.

The signature(s) of the following, owner(s) of an easement(s) as disclosed by deed(s) recorded in the referenced books of official records of Mono County, has/have been omitted under the provisions of section 66436 subsection C-1 of the subdivision map act.

Continental Telephone Company Volume 114/Page 463
Mammoth County Water District Volume 542/Page 570

May 3, 1994
Date

David A. Laverty
David A. Laverty L.S. 4587
Lic. exp. 9/30/94